

PLANNING AND ZONING COMMISSION

January 4, 2011

STUDY SESSION

7:00 p.m.

Fishbowl Conference Room

CONSENT

Roll Call

Commissioners Present: Best, Davis, Hartley, Huddleston, Loyd, McDowell, Wescott,
Vice-Chairperson Romine and Chairperson Harris

Commissioners Absent: Woolery

Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
Keith Francis Asst. Director of Public Works
Kendall Powell Utilities Plans Reviewer
William Duston City Attorney
Sonja Paden Office Assistant II

ADMINISTRATIVE DISCUSSION

PUBLIC HEARINGS

4. Request For A Planned Development Amendment To PD 2005-003 And To Include
101 Covered Bridge Drive, Branson, Missouri.

Project No. 10-5.3 (10-00500003)

Applicant: Long Land Ventures

- Mr. Hornickel stated there would be a third condition added to the resolution and presented at the meeting tonight. He said it would require the applicant to install detention once any work was started, not after.
- Mr. Hornickel said a convenience store was being proposed to be built near the front of parcel six that would be intended for use only by the RV resort guests. He directed the commissioners to page 37 and page 27 of the PD Amendment for additional reference to the location. He added that there would be no direct access to the store off of Shepherd of the Hills Expressway and that the proposed covered bridge at the entrance into the development would also assist in deterring the general public from entering the resort and store.
- He said a proposed storage area would be located within one of the electrical easements. He added David Miller, City Engineer, said gravel would not be allowed by code as a surface treatment, so the applicant would have to propose a different material.
- Mr. Hornickel stated the applicant additionally had made some minor grammatical changes to the Planned Development and provided additional detail to the RV component.

- Mr. Lawson asked how the applicant could use an easement without the owner's permission. Chairperson Harris said Bill Yung, the applicant's representative, should be the one to respond to the issue.
- Mr. Gary Hall with KAMO Power said they were concerned with the liability of having RVs, boats or campers stored within the easement. He said these items could also prevent access to the easement, if needed for various reasons.
- Mr. Lawson said the easement should be kept clear at all times.
- Mr. Hornickel said a dog park was also being proposed within an easement, although it would not be within the same easement as the storage area.
- Mr. Lawson said the normal process of being granted permission to place anything within an easement would include written approval from the owner.

OTHER BUSINESS

Mr. Lawson gave a brief update regarding the Comprehensive Planning effort for those commissioners on the Steering Committee.

Commissioner Davis said he and the other Aldermen attended a conference in Denver, Colorado, and were able to meet with Design Workshop. He said their meeting lasted about six hours and the long-term strategy for Branson was discussed.

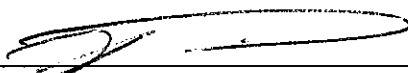
Mr. Lawson commented on the 92 people who participated in Comprehensive Plan interviews back in June. He said staff wanted to get them involved again and get them re-excited about the process by having another round of meetings in March.

ADJOURNMENT

Motion by Commissioner Wescott and seconded by Commissioner Best, and unanimously carried to adjourn the meeting at 7:20 p.m.


Clark Harris, Chairperson

2-10-11
Date


Joel Hornickel, Senior Planner

2/10/11
Date